

Housing and Property Chamber

First-tier Tribunal for Scotland



Certificate of Compliance following upon a decision of the First-tier Tribunal for Scotland (Housing and Property Chamber) in an application under section 17(1) of the Property Factors (Scotland) Act 2011

Chamber Ref: FTS/HPC/PF/21/2061

The Property: 30 Brighthouse Park Cross, Cramond, Edinburgh, EH4 6GU (“The Property”)

The Parties:

**Robert Finnie, residing at 30 Brighthouse Park Cross, Cramond, Edinburgh, EH4 6GU
 (“the applicant”)**

**James Gibb Property Management Ltd, a company incorporated under the Companies Acts and having their registered office at Bellahouston Business Centre, 423 Paisley Road West, Glasgow, G51 1PZ
 (“The property factor”)**

Committee Members

Paul Doyle	Legal Member
David Godfrey	Ordinary Member

Decision of the Tribunal

The Tribunal certifies that the Factor has complied with the Proposed Property Factor Enforcement Order (“PFEO”) dated 17 December 2021 relating to the Property.

Reasons for Decision

1. Following an application by the Homeowner and a Hearing on 29 November 2021, the Tribunal determined that the Factor had failed to comply with the Section 14 duty in the Property Factors (Scotland) Act 2011 (“the Act”) in respect of compliance with the Property Factor Code of Conduct (“the Code”) as required by section 14(5) of the Act.

2. The Tribunal notified parties of an intention to make a PFEO on 29 November 2021. On 17 December 2021 the tribunal made the following PFEO

Within 28 days of the date of service on the property factor of this property factor enforcement order the property factor must pay the applicant £250.00 as solatium for the distress and inconvenience caused to the applicant.

3. By email dated 20 January 2022, the Homeowner confirmed that the PFEO had been complied with.

4. Having considered the representations from the parties, the Tribunal is satisfied that the PFEO has been complied with by the property factor. No further action is required by the property factor in terms of the PFEO which is now deemed to be completed.

Right of Appeal

In terms of section 46 of the Tribunals (Scotland) Act 2014, a party aggrieved by the decision of the tribunal may appeal to the Upper Tribunal for Scotland on a point of law only. Before an appeal can be made to the Upper Tribunal, the party must first seek permission to appeal from the First-tier Tribunal. That party must seek permission to appeal within 30 days of the date the decision was sent to them.

Legal Member

24 January 2022